



UNCONFIRMED MINUTES

Ordinary Meeting held on 16 June 2026



**SHIRE OF CHRISTMAS ISLAND
MEETING MINUTES CERTIFICATION**

Minutes of the Ordinary meeting of the Shire of Christmas Island Council held at the George Fam Chambers at 7.00pm on Tuesday 16 June 2026

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UNCONFIRMED MINUTES

Ordinary Meeting of the Shire of Christmas Island held at the George Fam Chambers at 7.00pm on Tuesday 16 June 2026

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

- 1.1 The Shire President declared the meeting open at 7.00pm.
- 1.2 Shire President PEREIRA advised the meeting that within the provisions of the Local Government (Administrative) Regulations 1996, Section 2C (2)(b) that he is authorising Cr TUNG to attend the Council meeting by electronic means.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE/DECLARATIONS OF FINANCIAL INTEREST

- 1.3 Record of Attendance
Shire President
Deputy President
Councillors

Cr Steven **PEREIRA**
Cr Swee **TUNG (video)**
Cr Gordon **THOMSON**
Cr Azmi **YON**
Cr Kelvin Kok Bin **LEE**
Cr Stephanie **LAI**
Cr Tracey **KREPP**

Chief Executive Officer
Director Planning, Governance & Policy/Minute Taker
Assistant Director of Finance and Corporate Services
Director Works, Services & Waste

David **PRICE**
Chris **SU**
Wei **HO**
Andrew **SPYRAKIS**

2.2 Leave of Absence

2.3 Apologies

2.4 Declarations of Financial/Impartiality/Proximity Interest

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 PUBLIC QUESTION TIME

- 4.1 Cr YON acknowledges the sealing work that the Shire team completed at the Blowholes Road. Expressed community satisfaction at the outcome.

5 APPLICATIONS FOR LEAVE OF ABSENCE

6 PETITIONS/DEPUTATIONS/PRESENTATIONS

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS/BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

7.1 Minutes of Ordinary Council Meeting held on 26 May 2026

Members considered the unconfirmed minutes.

Council Resolution

Moved: Cr KREPP **Seconded: Cr LAI** **Res. No: 34/26**

That Council adopt the unconfirmed minutes of the 26 May 2026 Council Meeting.

Carried: 7/0

**For: Cr PEREIRA Cr LAI Cr KREPP Cr YON
Cr THOMSON Cr TUNG Cr LEE**

Against:

7.2 Business Arising from the Minutes of Previous Meetings

8 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

9 REPORTS OF COMMITTEES

10 REPORTS OF OFFICERS

10.1 Chief Executive Officer

10.1.1 Rates, Fees & Charges 2026/27

Council Resolution

Moved: Cr THOMSON **Seconded: Cr YON** **Res. No: 35/26**

1. Council adopts the rates, fees and charges for financial year 2026/27 as listed in the attachment.
2. All rates, fees and charges to apply from 1 July 2026.
3. The Internal rate will apply to any work carried out for the Commonwealth within the Road Funding/Contract Agreement.

Carried: 7/0

**For: Cr PEREIRA Cr LAI Cr KREPP Cr YON
Cr THOMSON Cr TUNG Cr LEE**

Against:

10.1.2 Appointment of Acting CEO

Council Resolution

Moved: Cr **Seconded: Cr** **Res. No: 36/26**

That Council appoints the Acting Director Finance Kevin Wilson as the acting CEO for the period 4 September to 10 October 2026 and that the applicable higher duties apply.

Carried: 7/0

For: Cr PEREIRA Cr LAI Cr KREPP Cr YON

Cr THOMSON

Cr TUNG

Cr LEE

Against:

10.1.3 Green Energy for Shire Office Depot and Vehicles Transition Plan Report

Council Resolution

Moved: Cr THOMSON

Seconded: Cr YON

Res. No: 37/26

Council endorses the Green Energy for Shire Office, Depot and Vehicles Transition Plan Report, and requests the CEO to implement that plan and to keep the Council abreast of the implementation.

Carried: 7/0

For: Cr PEREIRA Cr THOMSON Cr LAI Cr TUNG Cr KREPP Cr LEE Cr YON

Against:

10.1.4 Proposed ICT Network Facility (Telecommunication Infrastructure)

Cr THOMSON describes the planning application for the 'ICT Network Facility' and seeks clarification if this is another name for 'Data Centre' and if that term was used on the mainland. Cr THOMSON continues to describe the known large use of water for data centres from mainland reports.

CEO David PRICE stated that there were conditions on water in the recommendation.

Cr THOMSON noted those conditions and recounted the mainland media discussion on the consumption of power and water by data centres on the mainland, a contemporary topic. Recalled a presentation on *National Press Club* two weeks earlier on the need for Government to build renewable energy facilities to power the Government's program to reinstate manufacturing in the nation. Noted that 'data centres' were excluded from the discussion on how renewable energy may best be deployed for rebuilding Australian manufacturing capabilities which was a priority of the Government. Cr THOMSON put that this suggests data centres weren't on their list of what was to be reinstating manufacturing.

Cr THOMSON stated that it seems data centre operators have a lot more responsibility than other industries in regards to sustainability because of their intense use of water and energy. Explained to the meeting that other nations such as Singapore have a moratorium on new data centres because of their intense use of water and energy.

Cr THOMSON reads the definition of the facility in the recommendation – '*...as an information communication network facility as a facility that will primarily function as a cable landing station providing secure optical network transmission services for submarine cables being delivered to Christmas Island*'. Cr THOMSON asked if this another name for 'data centre'?

Cr THOMSON requested the indulgence of the presiding member to open the floor for discussion, noting the presence of a person in the public gallery associated with the project.

Cr PEREIRA agreed and opened the floor for discussion, stating that this was a significant development for the island.

Cr THOMSON sought clarification from the floor on the difference between a 'cable landing station' and 'data centre', noting that his previous interaction with the proponents had him understand that the project did involve connecting cables and boosting their signals which seemed to be the purpose rather than the storing of data.

Monika ANDERSEN explained the design of the facility to be a hub that can switch data between the several cables that will be connected to Christmas Island. This is to improve connectivity across the entire network. There will be an element of data storage to facilitate that function; but the hub capability is the primary use of the facility. Christmas Island has a strategic location for this purpose.

Cr LAI asked if this facility type would use as much power and water as the data centres described in media?

Monika ANDERSEN advised the facility is designed with an 'air-cool' system which means significantly less reliance on water. This system was proposed for Christmas Island to specifically decrease the footprint of the facility.

Monika ANDERSEN was requested by CEO David PRICE at this point to state her name and residential address for the minutes; Monika ANDERSEN, employee of Jacobs, responded with name and address at 9 Jalan Ketam Merah, Drumsite Christmas Island.

Cr THOMSON brought to the floor that his early communications with the proponent had the proponent advise that it may be a draw of up 7 mega watts, and since then, 2.75 mega watts?

Monika ANDERSEN advises that under the lease arrangement the IOTPS and the Department have negotiated a baseload of 1mega watt for the facility for *day one operations*. Monika ANDERSEN advised that the site isn't served by water and power currently and that there were side projects in train to commence those works if this planning application today is approved by Council. These works with the Dept and IOTPS involve significant investments into capital works to ensure water and power to the site.

Cr THOMSON noted that that was a condition in the approval application.

Monika ANDERSEN said the proponent is in negotiations with the Dept and that there were ongoing discussions on what the power consumption would be.

Cr THOMSON asked if the water draw would be significant? Monika ANDERSEN responded no.

Cr THOMSON asked to confirm if the power draw would be 1 megawatt? Monika ANDERSEN responded she believes that is what the negotiations are for *day one*.

Cr THOMSON shared he did not know what the power draws were in data centres he has seen in Sydney and people's general interest in the environmental issues associated with them. He put that many persons had approached him about this project's environmental impacts on Christmas Island as well but that he had been requested to keep things confidential; at any rate he could not provide them with much information anyway.

Cr THOMSON thanked Monika ANDERSEN's participation and information for the record.

Cr LEE asked a query about the water draw, and which water tank they may utilise – Drumsite's water tank or another one?

Monika ANDERSEN said the proponent was still investigating the best options for water tank draw; the Airport water tank could be an option – it is still being researched. Water Corp and the developer are still in negotiations.

Cr THOMSON notes in the conditions that the proponent may have to contribute for water headworks to the site; Monika ANDERSEN concurred.

Shire President PEREIRA asked if there were any more questions; receiving no response he called for the vote.

Council Resolution

Moved: Cr LEE

Seconded: Cr YON

Res. No: 38/26

That Council resolves:

A) To grant planning approval for the proposed Telecommunications Infrastructure (ICT Network Facility) at Proposed Lot 595 Cnr of Irvine Hill Road & Phosphate Hill Road, Phosphate Hill, Christmas Island subject to the following conditions and advice notes.

1. This decision constitutes development approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. All development shall be in accordance with the approved development plans and accompanying documentation submitted by Jacobs titled G-1000, A-1100, A-1101, A-1102, A-1201, A-1201A, A-1201B, A-1255, A-1300, A-1301, A-1330, A-1331, A-1900, A-1901, A-1902 dated 31st October 2025, which forms part of this development approval, to the specifications and satisfaction of the Shire of Christmas Island, subject to any modifications required as a consequence of any condition(s) of this approval. Minor modifications may be permitted in writing by the Shire if considered inconsequential.
3. Existing vegetation indicated to be retained and protected around the periphery of the site shall be retained to the satisfaction of Council unless otherwise approved in writing.
4. Prior to commencement of the approved use, access and egress to the subject site and any associated road works shall be located and constructed to the satisfaction of the Shire of Christmas Island and include all necessary drainage and signage. Costs applicable to the construction of the access points onto the site and related works shall be borne by the proponent. Construction of crossovers within the Shire road reserves shall be to appropriate Australian Standards and with the assistance of fully accredited traffic management personnel.
5. Prior to the issue of a building permit, the proponent shall provide a stormwater management plan for approval of the Shire. The plan shall:

- Ensure that stormwater and drainage run off from the development site does not exceed pre-development flows or is otherwise acceptable to the satisfaction of the Shire.
- Include an analysis of soil porosity and strategy for impervious area rainfall collection, filtered to remove contaminants and either recycled onsite or drained in a controlled manner to a safe outlet point.
- Include design of installation of appropriate oily water separators from any location where fuel may be stored and contained sealed areas where fuel or contaminants may be stored, designed to Australian Standards to prevent contamination of drainage areas and the groundwater table.
- Include a drainage system appropriately managed so that it does not cause erosion, contamination, flooding or damage to Commonwealth land or any ongoing maintenance or liability burden for the Commonwealth.

Stormwater drainage shall be installed in accordance with the approved stormwater management plan to the satisfaction of the Shire.

6. Vehicle parking areas and accessways and crossovers shall be designed, constructed (lit), sealed, kerbed, drained and line marked and thereafter, maintained in accordance with Australian Standard 2890.1 prior to occupation of the development.
7. Any external lighting proposed on the property or crossover points must be installed so there is no detrimental impact upon traffic safety in the vicinity or upon the general amenity of the area.
8. Prior to commencement of construction, the proponent must submit and have approved by the Shire of Christmas Island, and thereafter implement to the satisfaction of the Shire of Christmas Island, a Construction Management Plan addressing the following matters:
 - a) How during construction the environmental qualities of the area surrounding the site and the Annual Crab Migration will be respected

(refer to advice note I). Also, what other wildlife protection / management measures will be applied;

b) How materials and equipment will be delivered and removed from the site;

c) How materials and equipment will be stored on the site;

d) Parking arrangements for contractors;

e) Construction waste disposal strategy and location of waste disposal bins;

f) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and

g) Other matters likely to impact on the surrounding area / properties.

9. The development shall be connected to the Water Corporation's reticulated water supply to the satisfaction of the Council and the Water Corporation, prior to occupation of the development. (refer to advice notes).

10. To address crab migration, 40cm high solid panels (or similar) in consultation with National Parks Australia shall be installed to the bottom of peripheral security fencing to redirect crab access where possible. Cattle grills shall also be installed at both access road enabling passage of crabs beneath the road.

11. An enclosure for the storage and cleaning of refuse bins of sufficient size, suitably screened and with smooth impervious hardstand shall be provided for the development with details supplied at Building Permit stage.

12. An apparatus for the onsite treatment and disposal of wastewater shall be installed to the satisfaction of Council and the Department of Health, prior to occupation of the building. An application to install apparatus for treatment of sewage shall be submitted with an application for a building permit.

13. The subject site is currently covered by a mining tenement and prior to commencement of development, the proponent shall ensure that agreement has been reached with the Department of Mines, Petroleum & Exploration and the tenement holder for either extinguishment of the tenement as it relates to the proposed development site (Proposed Lot 595) or that mining activities and

rights have ceased and the site can be developed without any ongoing mining implications. Details to be supplied with an application for a Building Permit.

14. Prior to the issue of a building permit, the proponent shall demonstrate to the Shire that the lease providing adequate tenure allowing access to the site and ability to develop has been finalised.

Advice Notes

- a) Should the Applicant be aggrieved by the decision (in part or whole) there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such an application must be lodged within twenty-eight (28) days from the date of the decision.
- b) This is a development approval of the Shire of Christmas Island under its Local Planning Scheme No.2. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- c) Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Christmas Island Local Planning Scheme No.2.
- d) Compliance with DFES requirements is required under the National Construction Code and the applicant is reminded that an independent certifier will be required to submit building application plans to DFES before a building permit is lodged. If any modifications are required in order to address DFES requirements and these are considered minor, they may be considered under the current planning approval. However, if such changes are considered to be more significant then, a modification to the planning approval or new planning approval may be required.
- e) Given water may be obtained from the perched aquifer system, the Department of Water & Environmental Regulation have advised that the taking of water from groundwater reserves will require licencing. The volume of water that can be supplied may be constrained under the licence entitlement issued under the Act.

To enable the development to be provided with a suitable supply of water which may require a water tank.

- f) The Water Corporation have advised that approval from the Building Services Section of Water Corporation will be required. Approved plans will need to be submitted with a building licence application.
- g) The Water Corporation have advised that reticulated water is not available to serve the subject area and a water mains extension for the subject area must be laid within road reserves. Alignments need to be in accordance with utilities providers Code of Practice. This will all need to be done at the developers cost and designed to Water Corporation standards and an independent engineer will be required to design the required extension. The developer will be required to install a water tank to provide security of supply to the site. A contribution to the Water Corporation for head works may also be required. The proponent is recommended to liaise with the Water Corporation in respect to such service and water tank requirements.
- h) Noise emissions resulting from development / use of the premises for the approved purpose shall not exceed the assigned levels of the Environmental Protection (Noise) Regulations 1997 and shall not unreasonably interfere with the health, welfare, convenience, comfort or amenity of an occupier of any other premises. The proponent is reminded of its obligation to comply with Noise Regulations.
- i) All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Quality Guidelines 2011. Any non-drinking water (i.e., water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with or contaminate the drinking water supply. This requires satisfactory labelling of non-drinking water taps and, depending on system configuration suitable backflow prevention arrangements in accordance with Australian/New Zealand Standards AS3500 – Plumbing and Drainage.
- j) The proponent is advised of the requirement to obtain a license from the relevant agency for any storage of fuel or other dangerous goods under the Dangerous Goods Safety Act 2004 (WA) and Dangerous Goods Safety (Storage & Handling of Non-Explosives) Regulations 2007. Such application should be made along with a building application.
- k) The proponent is advised that there may be a need to submit a site & soil

evaluation to demonstrate suitability of the waste system proposed. Disposal of wastewater generated on site is required to comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974. Please refer to the DoH Guidance on applying for approval of installation of a commercial onsite wastewater system.

l) The construction management plan in respect crab migration and environmental matters should consider the fact that sections of roads can be closed under the direction of National Park and some activities may be hindered during periods of high crab mobility. While the roads surrounding the subject site are unlikely to be physically closed, construction logistics should be planned to the extent possible in conjunction with Parks updates and advice on:

- o Forecast timing for the annual red crab migration (engagement with Parks enables prior notice / forecast information based on weather and moon phases which can provide a guide to the dates for the spawning night and anticipated crab movements.

- o Activities that should be avoided during the peak migration days.

- o Opportunities for other temporary site protection measures, such as barriers, and advice as to whether feasible.

Carried: 7/0

For: Cr PEREIRA Cr THOMSON Cr LAI Cr TUNG Cr KREPP Cr LEE Cr YON

Against:

10.1.5 Community Assistance Grants

Council Resolution

Moved: Cr YON

Seconded: Cr THOMSON

Res. No:

39/26

The Council approve the application for \$400 and in-kind support of additional sulo bins and marquee for the Christmas Island Women's Association's Seniors Week activities in July.

Carried: 7/0

For: Cr PEREIRA Cr THOMSON Cr LAI Cr TUNG Cr KREPP Cr LEE Cr YON

Against:

10.2 Director Finance & Administration

10.2.1 Schedule of Accounts – May 2026

Council Resolution

Moved: Cr THOMSON

Seconded: Cr YON

Res. No: 40/26

That Council receive the expenditure totalling \$1,120,149.36 as presented in May 2026 Schedule of Accounts.

Carried: 7/0

For: **Cr PEREIRA** **Cr LAI** **Cr KREPP** **Cr YON**
 Cr THOMSON **Cr TUNG** **Cr LEE**

Against:

10.2.2 Financial Statements – May 2026

Cr LAI requests clarification in EFT 22264 and EFT 22325 relating to expenditure on percentage of claims for the vendor Calmy Planning regarding percentage of claim. Assistant Director Wei HO advised without the invoice before her, she could not provide a response. CEO PRICE takes on notice.

Council Resolution

Moved: Cr LEE

Seconded: Cr KREPP

Res. No: 41/26

That Council receive the Financial Statements of May 2026.

Carried: 7/0

For: **Cr PEREIRA** **Cr LAI** **Cr KREPP** **Cr YON**
 Cr THOMSON **Cr TUNG** **Cr LEE**

Against:

10.2.3 Sales of Surplus IMAC Computers

Council Resolution

Moved: Cr YON

Seconded: Cr KREPP

Res. No: 42/26

That Council accept the two offers received for the Sale of IMAC Computers and authorise officers to canvas local Community Groups if they would like any of these computers. If there are no acceptances, then the remaining computers be disposed of after data cleansing.

Carried: 7/0

For: **Cr PEREIRA** **Cr LAI** **Cr KREPP** **Cr YON**
 Cr THOMSON **Cr TUNG** **Cr LEE**

Against:

10.3 Director Community/Recreation Services & Training

10.4 Director Works, Services & Waste

10.5 Director Planning, Governance & Policy

10.5.1 Additional Use 66A Gaze Road

Council Resolution

Moved: Cr THOMSON

Seconded: Cr LAI

Res. No: 43/26

That the Council approve the application for Additional Use Class 19 – Consulting Room for 66 Gaze Road being for workspace for Eunoia Lane National Disability Insurance Service provider.

Carried: 7/0

For: Cr PEREIRA Cr LAI Cr KREPP Cr YON
Cr THOMSON Cr TUNG Cr LEE

Against:

10.5.2 Audit, Risk and Improvement Committee

Council Resolution

Moved: Cr YON

Seconded: Cr LAI

Res. No: 44/26

That the Council, by absolute majority, approve the following persons to form the first Audit, Risk and Improvement Committee for the Shire of Christmas Island with a term until 16th October 2027

- Gia JAC as Presiding Member
- Alan LAMB as Deputy of the Presiding Member
- Cr Steven PEREIRA as member
- Cr Tracey KREPP as member
- Cr Kelvin LEE as member

Carried: 7/0 Absolute Majority

For: Cr PEREIRA Cr LAI Cr KREPP Cr YON
Cr THOMSON Cr TUNG Cr LEE

Against:

10.5.3 WA Local Government Minister Innovation Award

Council Resolution

Moved: Cr

Seconded: Cr

Res. No: 45/26

That the Council notes that the Shire of Christmas Island has won the 2026 WA Local Government Minister's Place Innovation Award for Christmas Island Fisheries Management.

That the Council thanks the Commonwealth for entrusting fisheries management to IOT local councils, our scientific advisor Dr Kendra Thomas Travaille for her guidance, Christabell Mitchell from the Pew Foundation for her work in the development of the governance arrangements and the current and founding members of the Fisheries Management Committee for their consistent efforts in this responsibility unique to any other mainland council's responsibilities.

Carried: 7/0

For: **Cr PEREIRA** **Cr LAI** **Cr KREPP** **Cr YON**
 Cr THOMSON **Cr TUNG** **Cr LEE**

Against:

- 11 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 12 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING**
- 13 BEHIND CLOSED DOORS**
- 14 CLOSURE OF MEETING**
The Shire President closed the meeting at 7.31pm
- 15 DATE OF NEXT MEETING: 28 July 2026**